



Lake County Department of Growth Management  
Planning and Development Services Division

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**PRESUBMITTAL COMMENTS**

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**To:** Jennifer Myers, Development Coordinator  
**Through:** Alfredo Massa, Chief Planner  
**From:** Karen Ginsberg, Senior Planner  
**Re:** Pre-submittal Comments  
**Date:** **DRS MEETING DATE: July 26, 2007**

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**TYPE OF DEVELOPMENT:**

- ☐ Residential Subdivision      ☐ Multi-Family Site Plan      ☒ Commercial Site Plan      ☐ Industrial Site Plan  
☐ Other (specify):

Proposed Use of Property: Professional Office/ Retail

**ZONING AND LAND USE:**

The property is approximately 94 +/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned **Planned Unit Development (PUD) per Ordinance #2005-7 and Ordinance #2005-8.** The Land Use category is **Urban Expansion.**

WILL REQUIRE REZONING: ☒ Yes ☐ No TO WHAT ZONING?

**Ordinance #2005-7, associated with AK#1031427, allows 12 acres of commercial land with 120,000 square feet of commercial building space. The plan shows 44.45 acres of commercial space (including "Office 1") which exceeds capacity under the Ordinance. Please note that Building 6 and "Office 2" are shown straddling the property line (they were not included in the above calculation). Buildings must be contained within the property boundry and follow applicable buffers. Any desired variation from Ord#2005-7 will require an amendment.**

Ordinance #2005-8, associated with AK#1594847, allows 13.79 acres of commercial area with a maximum square footage of 110,000 sf of general commercial and 100 rooms of hotel space. The plan shows 4.4 acres of commercial which is satisfactory.

WILL REQUIRE F.L.U.M. AMENDMENT:

Yes

☐

No

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**DEVELOPMENT REVIEW** (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Wildlife habitat is the major concern. Is an Environmental Assessment required? Yes, an Environmental Assessment will be required.

Landscape and other buffers provided? No landscape plan was provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida

Parking (including for bicycles), loading and waste disposal? A parking plan will be required as part of the site plan. Vehicular parking will be required at the rate of one vehicle space per 200 square feet of gross leasable structure area.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? To be served by central water and sewer.

Setbacks shown/correct? Per Ord #2005-7, buildings shall be setback a minimum of fifty (50) feet from street right-of-way. Side and rear building setbacks are ten (10) feet. Buildings adjacent to residential uses shall maintain a twenty-five (25) feet setback. Per Ord #2005-8 buildings shall be setback a minimum twenty-five (25) feet setback from street right-of-way.

Open Space shown/correct? Per Ord #2005-7, there shall be twenty (20) percent open space in the commercial portion. Per Ord #2005-8, a minimum of twenty-five (25) percent of the base site area shall be set aside as open space.



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**Date:** July 18, 2007

**To:** Karen Ginsberg

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Sawgrass Mills/Greater Lakes"

**Section/Township/Range:** 10&15-24-26

**JPA:** None

- **Comments:** Application states central water and sewer will be available; the DOH has no further comments.